

SINGLE-FAMILY DWELLINGS

Design Standards



Why are Design Standards Important?

Our community is composed of many neighborhoods, and neighborhoods are composed of many buildings. The way buildings interact with each other, the pedestrian, and the street contributes to the character and appeal of the neighborhood.

Problems to Solve

- Milwaukie’s existing standards:
 - Require few design features, which can result in large, blank walls.
 - Promote a specific architectural style and don’t allow for creativity.
 - Do not address the location, size, or orientation of attached garages.
 - Do not apply to large additions or garage conversions.



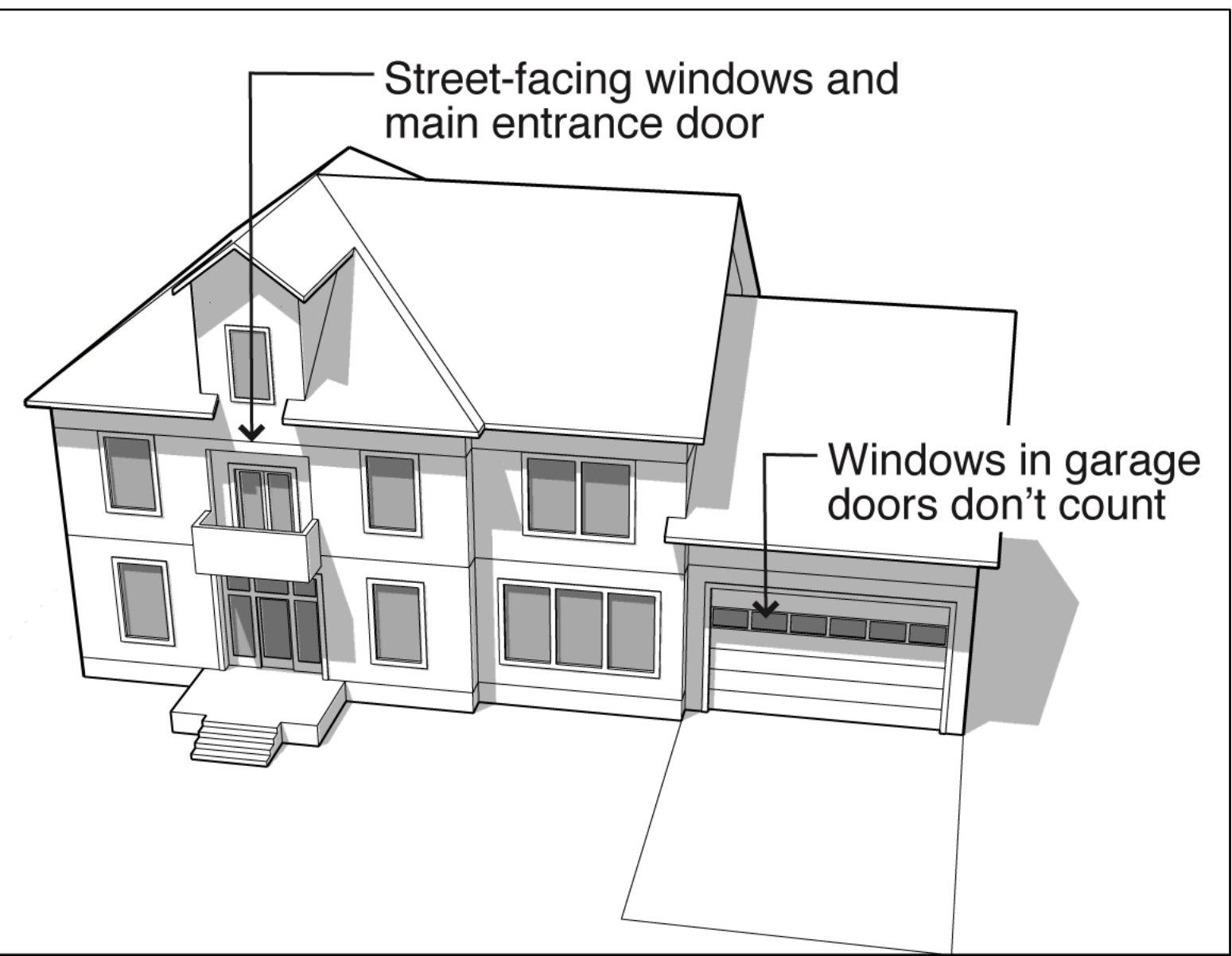
Garages dominate this streetscape.

Tools We Can Use

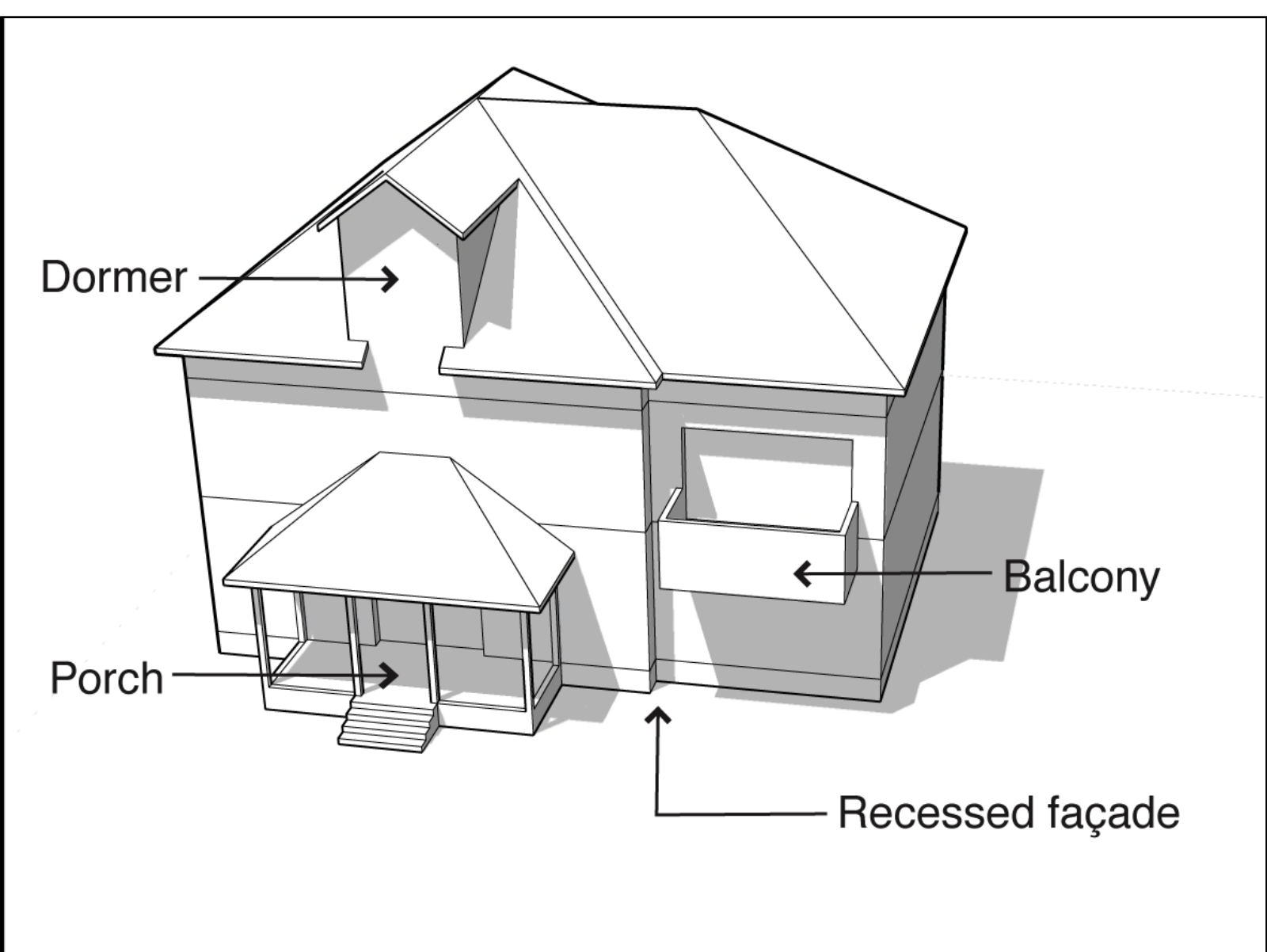
- Objective standards that are easy to understand.
- A combination of required design features and a design “menu” with a choice of features to allow flexibility and variety.
- Application of design standards to large additions and garage conversions, in addition to new single-family dwellings.
- Additional standards for duplex development.

Tools We Can’t Use

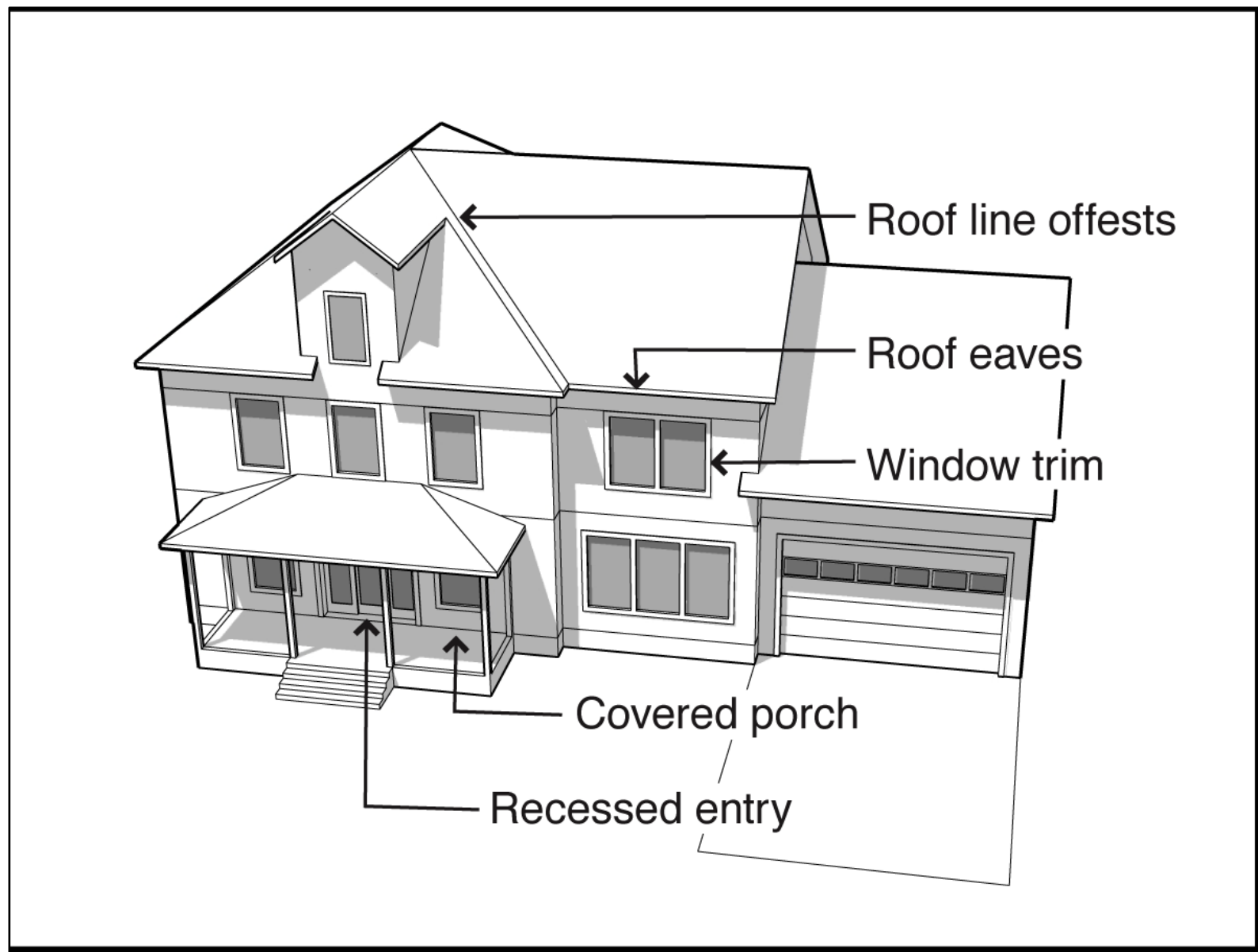
Discretionary design review. State law requires a clear and objective review process for single-family dwellings.



Design standards for eyes on the street



Design standards for articulation



Design standards for detailed design

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Key Recommendations

The goal of the recommended single-family design standards is to promote high quality design through attention to detail, human-scale design, and street visibility, while affording flexibility to use a variety of building styles. Key recommendations include:

- **Applicability.** Standards would apply to new single-family dwellings and duplexes, large additions visible from the street, and conversions of garages to living space.
- **Eyes on the street.** Windows should be provided on the front of the house to allow for casual surveillance of the street and increase community safety.
- **Main entrance.** Front entrance should be prominent and visible from the street to be easy to find and appear welcoming.
- **Articulation.** Houses should incorporate design features to break up large wall surfaces so they appear welcoming and create a human-scale environment.
- **Detailed design.** Houses should include design details such as trim, eaves, projections, and recessed entries to provide interest to the front facade.
- **Garage standards.** Garages should not dominate the front of the house or present a blank wall to the street.

Anticipated Results

Standard	Example of a building that would be approvable	Example of a building that would NOT be approvable
Eyes on the Street	More than 15% transparency, residents can see what's going on in the street 	Less than 15% transparency, residents can't survey the street. 
Main Entrances	Main entrance is visible and friendly. 	Main entrance is set far back from the garage and is not very visible or welcoming. 
Building Articulation	Windows, materials, and architectural features provide visual interest and human scale. 	A flat façade is not visually interesting or human-scaled. 
Detailed Design	Recessed entry, offsets, and various quality materials provide visual interest. 	A blank façade is not visually interesting and does not contribute to neighborhood character. 
Garages (Location, Size, & Orientation)	Garages do not dominate the front façade.  	These garages are the most visible part of the façade and do not contribute to the pedestrian environment. 